

MINUTES OF THE SPECIAL MEETING
of
TUESDAY, AUGUST 16, 1977

Present - Members Johnson, Hubbard, Morrow, Strobl, and Haro.
Absent - Members O'Connor, Williams, Gade, and Chairman Wilson.
Secretary - Edward Nielsen.

Vice Chairman Hubbard called the Special Meeting of the Redevelopment Agency to order at 2:08 p.m.

A report on the status of projects in central city was given by Dean Dunphy, Lucille Mortimer, and Gerald Trimble of Centre City Development Corporation (CCDC). Agency members were advised that within 2 - 3 months they would be asked to review and approve selection of the developer(s) for the Marina area. The CCDC subcommittee is continuing its review and study, having narrowed the choice from 16 developers to five. The Hahn Disposition and Development Agreement for Horton Plaza is in its final drafting. In regard to the extensions given Hahn, Member Haro warned that he would not favor any more delay. In the Gaslamp Quarter a Project Area Committee is being formed. The offer from the Port District for Navy Field is now with the Navy Department in Washington, D.C. In the Columbia Project, the feasibility study on a convention center is continuing with the final report date having been extended to October 1. Construction of elderly housing in the Golden West block may be under way by spring of 1978 as cooperative efforts with the City Housing Authority and the Department of Housing and Urban Development are maintained. In response to questions about the availability of low-income family housing, Mr. Trimble indicated that 15% of the Marina area housing will be in that category. At the conclusion of the report, Member Strobl moved to accept it, Member Johnson seconded, and the motion carried unanimously.

A recess was taken between 2:41 and 2:47 p.m. while the members convened as the Council.

On reconvening, Member Haro moved that the minutes of June 20, June 21, and July 5, 1977 be approved. Following the second of Member Johnson, the motion carried unanimously.

Four proposed resolutions relative to Horton Plaza were presented:

1. Authorizing a Third Amendment to Agreement with Eugene B. Jacobs for special legal services.
2. Authorizing a Fourth Amendment to the Contract with Keyser Marston for economic services.

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3. Authorizing an agreement with O'Melveny & Myers for Bond Counsel services.

4. Authorizing an addition of \$103,000 for acquisition of Block 66, South 16 2/3 feet of Lot C and all of Lots D,E,F for Waxies Enterprises, Inc.

On motion of Member Haro, seconded by Member Strobl, it was unanimously agreed to continue the above items to Wednesday, August 17, 1977.

Two resolutions relative to Dells Redevelopment Project were presented:

1. Approving a Replacement Housing Plan for the first phase land acquisition.

2. Authorizing the negotiation for purchase of properties located in the Dells Project area and the expenditure of a sum not to exceed \$1,600,000 for acquisition and related expenses.

Mr. James Spotts of City staff explained that the Housing Plan was tentative; that according to State law it must be done before the land acquisition but that indeed four years' time can pass before it is put into effect. Regarding the land acquisition, Mr. Morrow requested information on the ownership of each parcel, the appraised value and the square footage. By motion of Member Haro, seconded by Member Morrow, it was unanimously agreed to continue the above items to Wednesday, August 17, 1977.

On the special item of the matter of Ernie Davis' allegations of racial discrimination in leasing of the Linda Vista Redevelopment Project, John Riess, Deputy Counsel, suggested the item be continued since neither party was present. A motion to that effect was made by Member Johnson and seconded by Member Haro, and unanimously carried.

At 3:14 p.m. the meeting was adjourned to Wednesday, August 17, 1977 to consider the continued Items 4, 5, 6, 7, 8, and 9 from the Agenda of August 16, 1977.

Pete Wilson

Chairman of the Redevelopment Agency
of the City of San Diego, California

ATTEST:

Charles G. Abdelmon
Secretary of the Redevelopment Agency
of the City of San Diego, California